

**Town of Rotterdam
Planning Commission
Summary for June 14, 2022 Meeting**

Workshop:

1. **Janet DeMarco Living Trust & DeMarco-Stone Funeral Home, Inc. – 1567 Helderberg Avenue.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust $\pm 6,053$ square feet from 1567 Helderberg Avenue (Tax Map No. 58.08-7-16) to 1605 Helderberg Avenue (Tax Map No. 58.08-7-17). Surveyor: Blackstone Land Surveyors.
 - a. Motion to approve the waiver of site plan review was made by Mrs. Flansburg and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.

2. **Lecce Senior Living, LLC – 200 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (July 9, 2020) to relocate proposed Recreational Area #1 and 2 to allow for consolidation and the placement of a community pool and other recreational amenities. Engineer: ABD Engineers, LLC.
 - a. Motion to approve the waiver of site plan review was made by Mr. Calder and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.

3. **Tim Peek & Son, LLC – 580 Consalus Avenue.** The applicant requests a Waiver of Site Plan review for cold/dry storage (two (2) oil trucks) in former John's Auto on a ± 0.85 -acre parcel.
 - a. Motion to approve the waiver of site plan review was made by Mr. Denny and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.

4. **Jason Ambesi – 1128 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to operate a mobile barber shop in designated area as depicted on application submitted June 7, 2022, Monday – Friday, 11:30 am – 7:30 pm on a ± 7.75 -acre parcel.
 - a. Motion to approve the waiver of site plan review was made by Mr. Collins and Mr. D'Alessandro seconded the motion and the vote resulted in unanimous approval of the motion.

5. **New Cingular Wireless PCS, LLC – Old River Road.** The applicant requests a Waiver of Site Plan review to upgrade existing telecommunication tower: install three (3) panel antennae's, three (3) RRU's, one (1) DC9 squid, two (2) 24 pair fiber lines, three (3) DC power cables and two (2) 2" conduit lines on existing tower on ± 2.14 -acre parcel.
 - a. Motion to approve the waiver of site plan review was made by Mr. Denny and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.

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Agenda:

1. **Carejon Realty, LLC (Contract Vendee) – 681 Mariaville Road. Final Site Plan/Special Use Permit Public Hearing to construct a ±21,750 square foot material handling/forklift sales and service warehouse facility on a ±11.1-acre parcel. Engineer: Advance Engineering.**
 - a. Motion to approve SEQR was made by Mr. Denny and Mr. Collins seconded the motion and the vote resulted in unanimous approval of the motion.
 - b. Motion to approve the Special Use Permit was made by Mr. Collins and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.
 - c. Motion to approve the Final Site Plan was made by Mr. Calder and Mr. D'Alessandro seconded the motion and the vote resulted in unanimous approval of the motion.

2. **B&D Properties LLC (Owner)/Braj Aggarwal (Contract Vendee) – 2601/2603 Guilderland Avenue. The applicant requests a Waiver of Site Plan/Special Use Permit Public Hearing review to convert an existing ±7,300 square foot building containing two (2) tenant spaces into four (4) tenant spaces on ±0.24 acres. Engineer: Ingalls & Associates LLP**
 - a. Motion to approve the Special Use Permit was made by Mr. Collins and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.
 - b. Motion to approve the Waiver of Site Plan was made by Mrs. Flansburg and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.

3. **John Marcella (Contract Vendee)/Go Ahead Realty LLC (Owner) – 57 W. Campbell Road. Final Site Plan/Two (2) Lot Minor Subdivision Public Hearing: Lot A = ±3.87 acres with proposed ±30,000 square foot commercial warehouse and Lot B = ±10.11 acres (vacant remaining lands). Engineer: ABD Engineers, LLP.**
 - a. Motion to approve SEQR was made by Mr. Denny and Mr. Collins seconded the motion and the vote resulted in unanimous approval of the motion.
 - b. Motion to approve the Two (2) Lot Minor Subdivision was made by Mrs. Flansburg and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.
 - c. Motion to approve the Final Site Plan was made by Mr. D'Alessandro and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.

4. **Shreen Court & Central Avenue – David Del Zotto. Request for an additional 90-day extension on a final Nine (9) Lot Major Subdivision: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer ABD Engineers, LLP.**
 - a. Motion to approve a 90-day extension on the Final Nine (9) Lot Major Subdivision was made by Mr. Calder and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.

5. **Joe Druzba (Puppia Ventures, LLC) – Princetown Road (& Burdeck Street). Final Site Plan/Special Use Permit Public Hearing to construct a multi-tenant ±16,150 square foot commercial building (3 tenant spaces) on a ±2.7-acre parcel. Engineer ABD Engineers, LLP.**
 - a. No action taken on this project.